
S-4471
YEAGER TERRACE MINOR SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
July 31, 2014

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner Medalist Holdings, LLC, with consent of owner PRF, and represented by attorney Dan Teder and James Pence of the Schneider Corp., is seeking primary approval of a 3 lot commercial subdivision on 4.19 acres, located at the southwest corner of Yeager Road and Kent Avenue, in West Lafayette, Wabash 12 (NE) 23-5.

AREA ZONING PATTERNS:

The site is currently zoned PDNR (Hentschel Complex PD) but is undergoing a rezoning. At its July meeting, the APC recommended approval of a rezone to NB, Neighborhood Business for this site. This request, Z-2578, will be decided at the August 4th West Lafayette Council meeting. Land surrounding to the north, west and south is zoned OR, Office Research. Across Yeager Road is R1 to the northeast, R3W to the east and GB, General Business to the southeast.

AREA LAND USE PATTERNS:

The site in question is currently unimproved and has been since around 2011 when three office buildings were razed. Uses to the north and northwest include the television station (WLFI) and State Farm Insurance. East across Salisbury are single-family homes, an apartment complex and an Ace Hardware store. A building formerly housing a bank but now vacant is located to the south.

TRAFFIC AND TRANSPORTATION:

Potter Drive along the southern edge of the subdivision, though paved and named is actually a private drive; it is not a public street so no right-of-way dedication is necessary. Kent Avenue to the north has a 30' existing half-width right-of-way. As an urban local road, this meets ordinance requirements and no additional right-of-way is needed. However, Yeager Road on the east side of the subdivision is an urban primary arterial which requires a 40' half-width. Ten additional feet of right-of-way is required to be dedicated; this addition has been shown on the sketch plan.

Two access points have been shown with an "NVA – no vehicular access" statement shown everywhere else. The two breaks in the NVA are along the line between Lots 1 and 2 on Yeager Road and along the western edge of Lot 3 on Kent Avenue.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Sanitary sewer and water lines are already in place. Drainage plans for the

development will need to be approved by the West Lafayette City Engineer's Office.

CONFORMANCE WITH UZO REQUIREMENTS:

A variance (BZA-1915) has been filed to change the front building setback along Yeager Road from 60' to 40'. (This would help offset the additional 10' of property necessary to be dedicated to the public along the frontage.) This variance will be heard by the ABZA at its August meeting. If the variance is granted, the new 40' setback will need to be shown on the final plat. Otherwise, setbacks shown are correct. Lot width and area for all three lots meet ordinance standards.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. Except for the approved entrances, a "No Vehicular Access" statement shall be platted along the Yeager and Kent Avenue right-of-way lines.
2. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
3. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded). The covenants recorded with the now defunct Planned Development will need to be extinguished.
4. All required building setbacks shall be platted. If the Yeager Road setback is varied, the new setback shall be shown and notated.
5. The West Lafayette City Engineer shall approve any required drainage plans.
6. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

7. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.